

Suburb flyover report

HUGHES (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



HUGHES - Suburb Map



Prepared on 01/08/2025 by Customer Care VA , +61 (02) 6173 6300 at Ray White Canberra. © Property Data Solutions Pty Ltd 2025 (pricefinder.com.au)

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HUGHES - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	54	\$ 598,500	0.0 %	\$ 123,000	\$ 1,150,000
2008	37	\$ 633,000	5.8 %	\$ 412,500	\$ 930,000
2009	50	\$ 581,500	-8.1 %	\$ 200,000	\$ 1,720,000
2010	29	\$ 696,000	19.7 %	\$ 460,000	\$ 1,250,000
2011	44	\$ 750,000	7.8 %	\$ 61,000	\$ 1,150,000
2012	27	\$ 720,000	-4.0 %	\$ 480,000	\$ 1,380,000
2013	29	\$ 700,000	-2.8 %	\$ 183,333	\$ 1,067,000
2014	35	\$ 765,000	9.3 %	\$ 545,000	\$ 1,290,000
2015	25	\$ 900,000	17.6 %	\$ 522,500	\$ 1,300,000
2016	33	\$ 865,000	-3.9 %	\$ 550,000	\$ 1,467,000
2017	36	\$ 935,000	8.1 %	\$ 290,000	\$ 1,760,000
2018	38	\$ 937,500	0.3 %	\$ 690,000	\$ 1,725,000
2019	46	\$ 987,500	5.3 %	\$ 450,000	\$ 1,920,000
2020	48	\$ 1,037,500	5.1 %	\$ 600,000	\$ 2,500,000
2021	53	\$ 1,270,000	22.4 %	\$ 535,000	\$ 2,400,000
2022	43	\$ 1,650,000	29.9 %	\$ 820,000	\$ 2,975,000
2023	42	\$ 1,302,500	-21.1 %	\$ 18,000	\$ 3,050,000
2024	39	\$ 1,470,000	12.9 %	\$ 817,000	\$ 2,780,000
2025	16	\$ 1,350,000	-8.2 %	\$ 875,000	\$ 1,720,000

Median Sale Price

\$1.4m

Based on 36 recorded House sales within the last 12 months (Financial Year 2025)

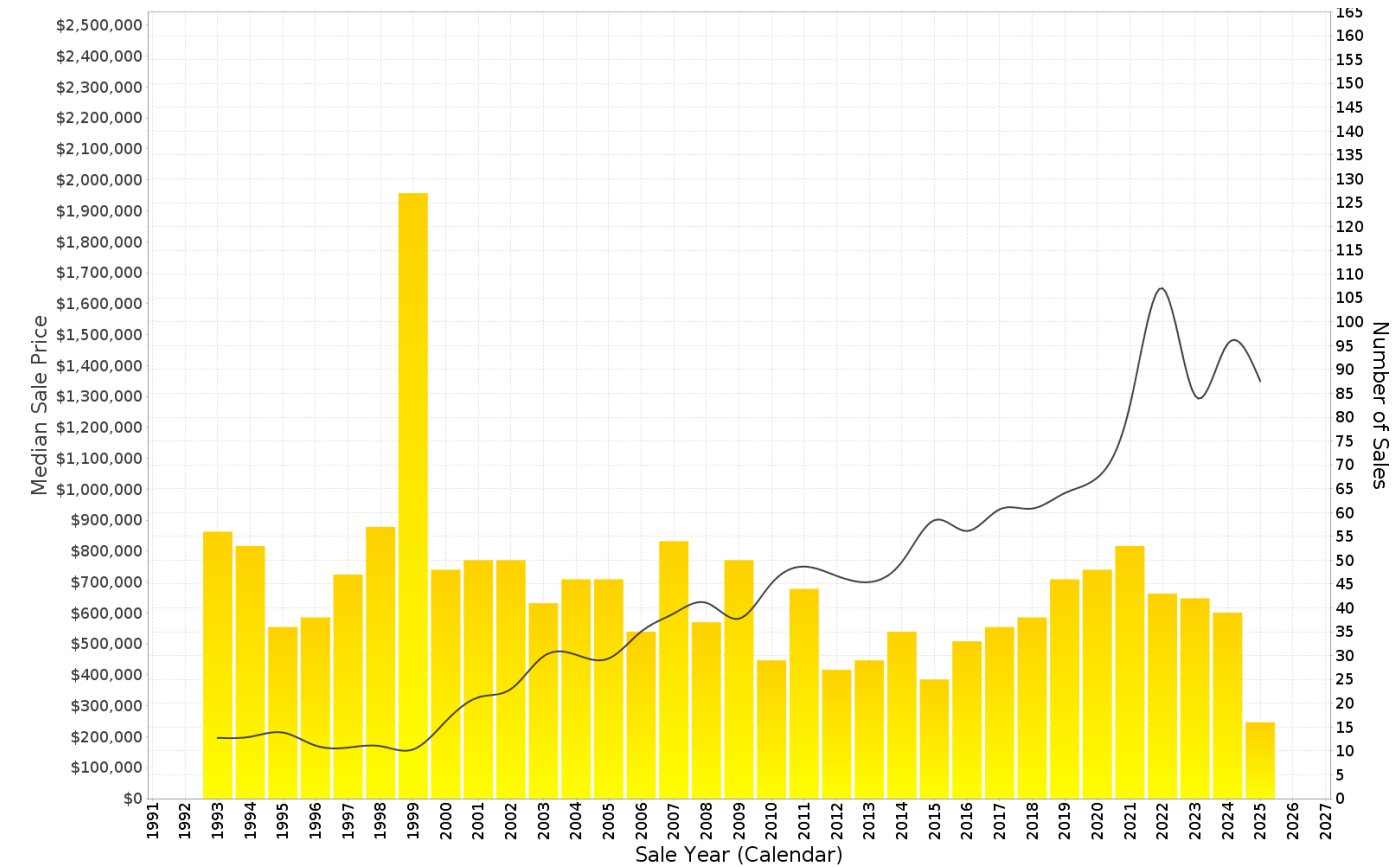
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

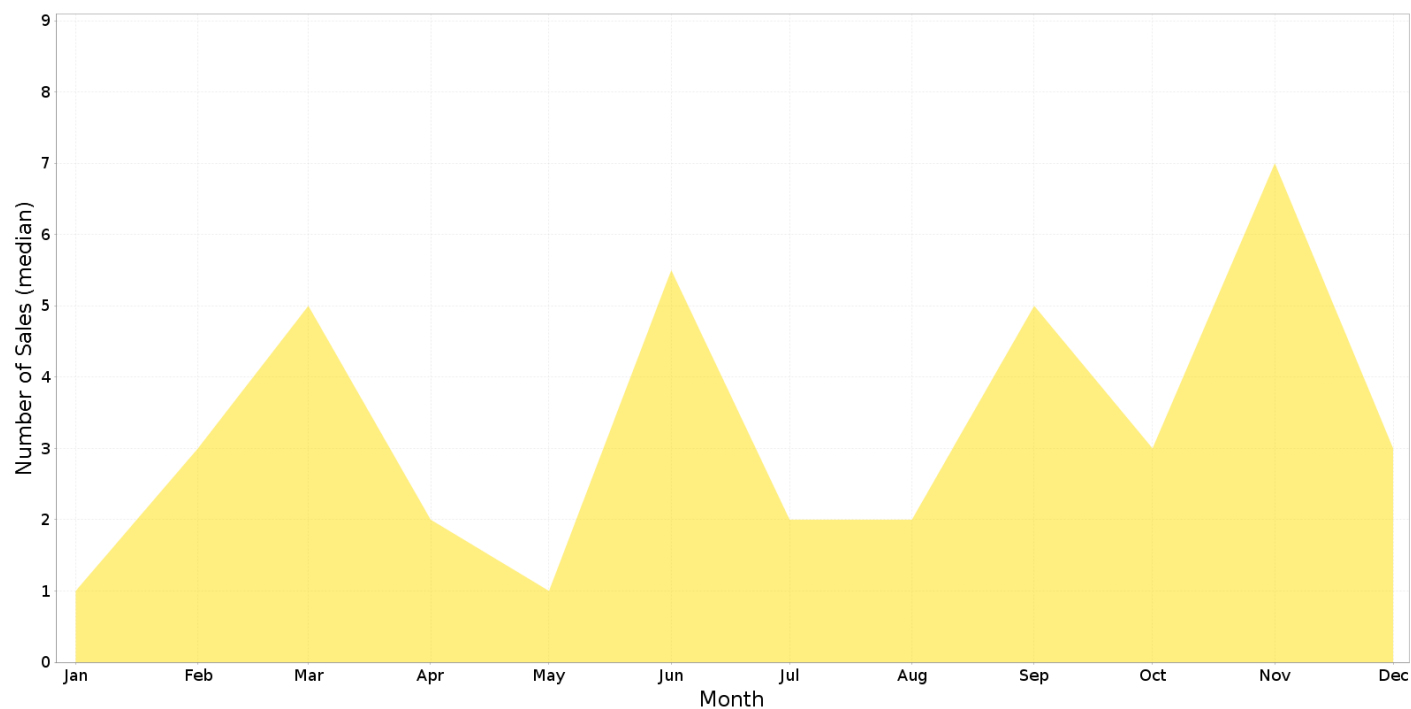
0.0%

Current Median Price: \$1,400,000
Previous Median Price: \$1,400,000

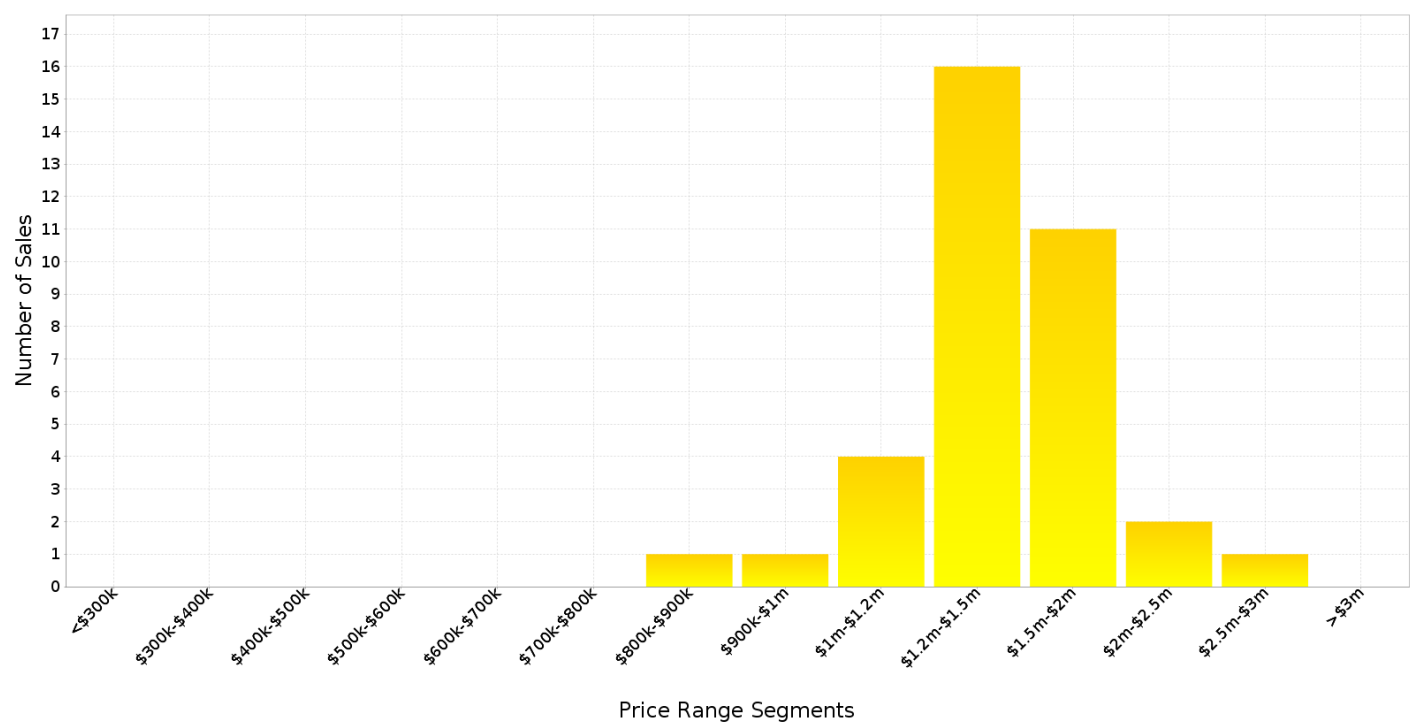
Based on 79 recorded House sales compared over the last two rolling 12 month periods



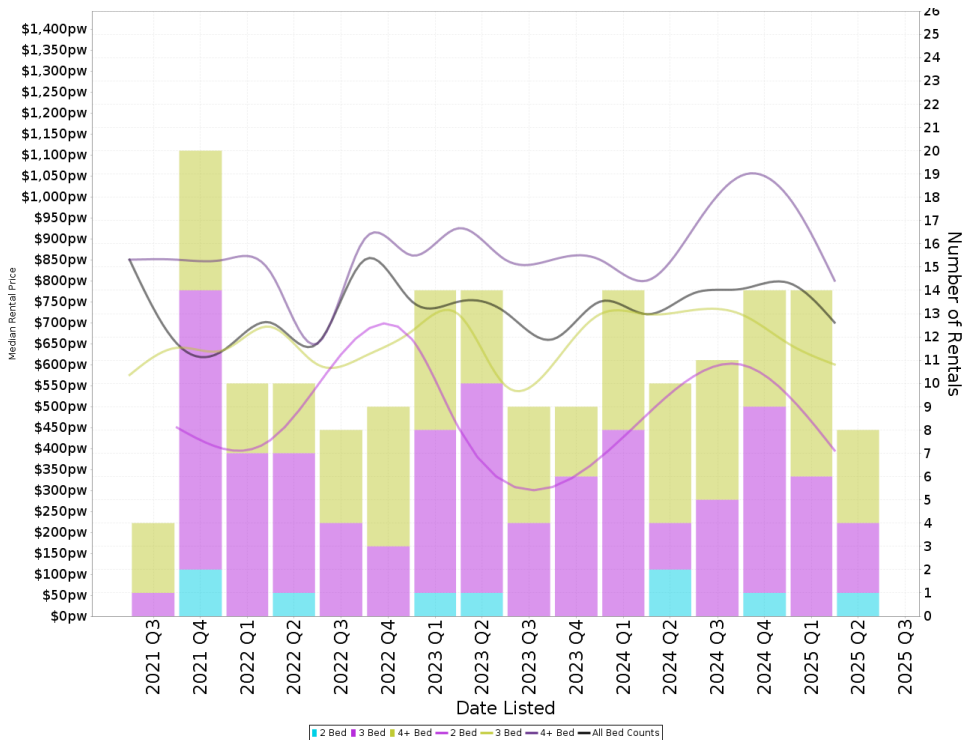
HUGHES - Peak Selling Periods (3 years)



HUGHES - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

0.0%

Current Median Price: \$1,400,000
Previous Median Price: \$1,400,000

Based on 79 registered House sales compared over the last two rolling 12 month periods.

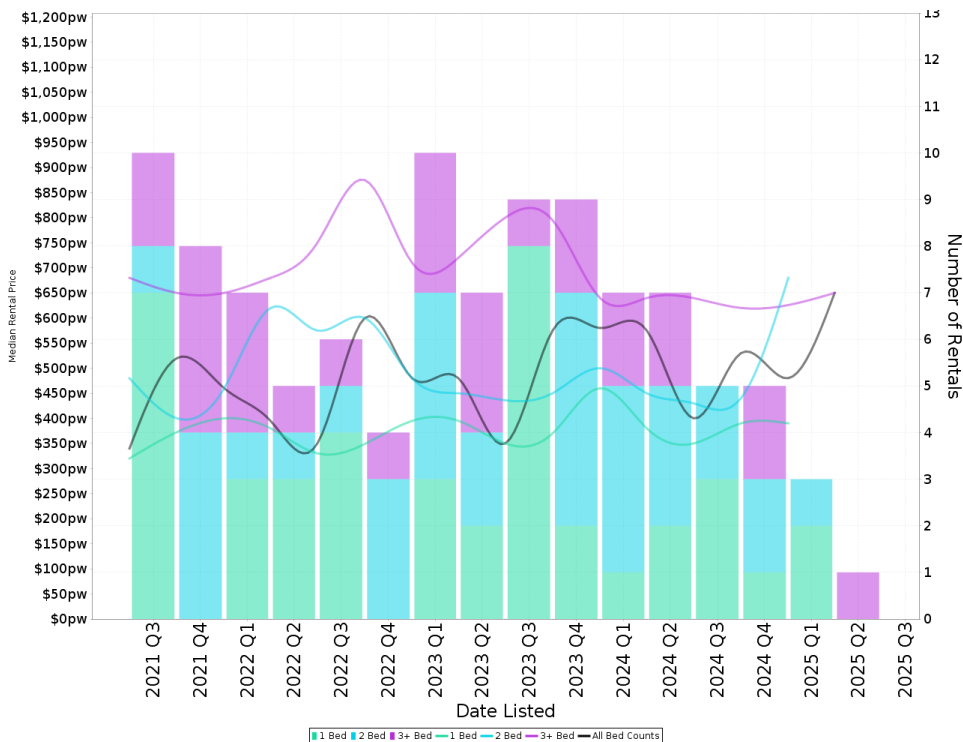
Suburb Rental Yield

+2.9%

Current Median Price: \$1,400,000
Current Median Rent: \$780

Based on 47 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-0.4%

Current Median Price: \$332,000
Previous Median Price: \$333,500

Based on 33 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.9%

Current Median Price: \$332,000
Current Median Rent: \$440

Based on 14 registered Unit rentals compared over the last 12 months.

HUGHES - Recently Sold Properties

Median Sale Price

\$1.4m

Based on 36 recorded House sales within the last 12 months (Financial Year 2025)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

0.0%

Current Median Price: \$1,400,000
Previous Median Price: \$1,400,000

Based on 79 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

36

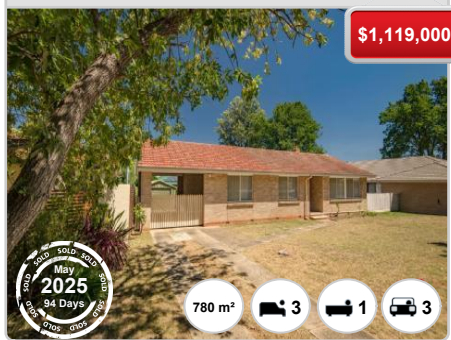
Based on recorded House sales within the 12 months (Financial Year 2025)

Based on a rolling 12 month period and may differ from calendar year statistics

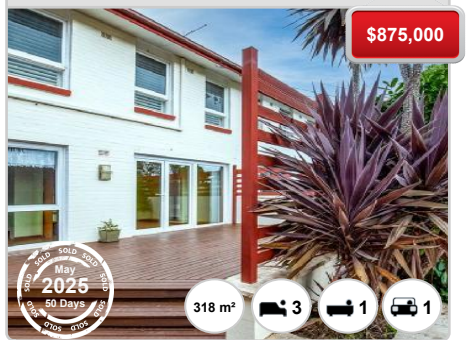
5 SPENCE PL



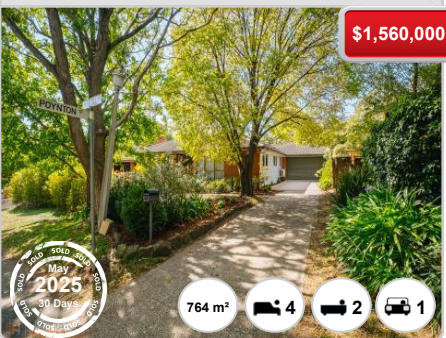
26 WISDOM ST



57 CARROLL ST



47 MCNICOLL ST



10 WYNTER PL



44 GLYNN PL



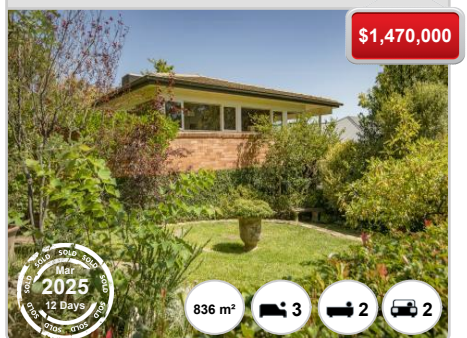
75 CARROLL ST

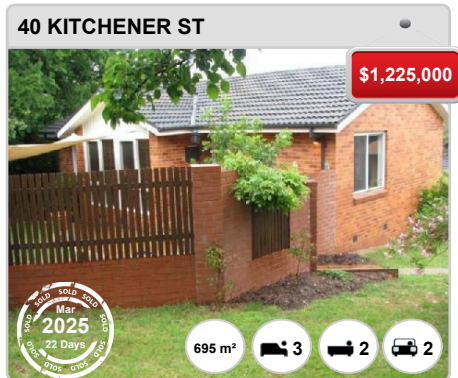
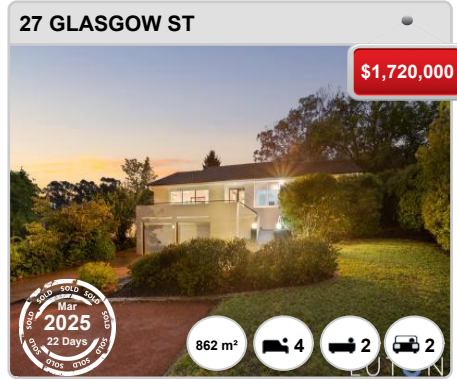


12 LYNCH ST



66 BIRDWOOD ST





HUGHES - Properties For Rent

Median Rental Price

\$780 /w

Based on 47 recorded House rentals within the last 12 months (Financial Year 2025)

Based on a rolling 12 month period and may differ from calendar year statistics

Rental Yield

+2.9%

Current Median Price: \$1,400,000
Current Median Rent: \$780

Based on 36 recorded House sales and 47 House rentals compared over the last 12 months

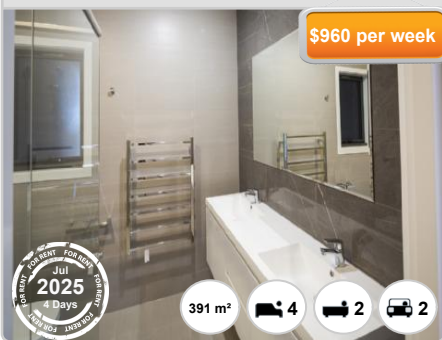
Number of Rentals

47

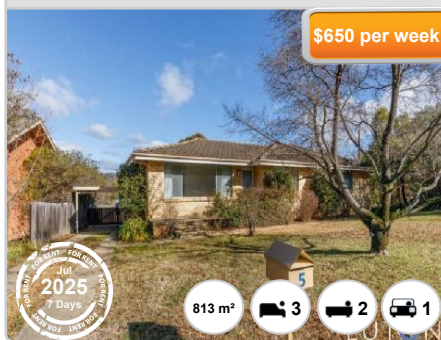
Based on recorded House rentals within the last 12 months (Financial Year 2025)

Based on a rolling 12 month period and may differ from calendar year statistics

5B Conyers Street



5 SPENCE PLACE



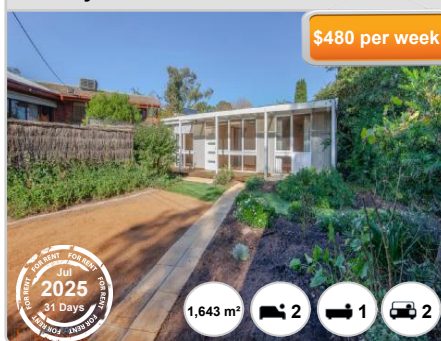
152A KENT STREET



152 A - Kent Street



32A Glynn Place



77 Groom Street

